

BOARD OF ZONING APPEALS

CITY OF MILWAUKEE

REGULAR MEETING - September 7, 2000
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-63, 66-78*)

Members: Henry P. Szymanski (*voting on items 1-78*)
Scott R. Winkler (*voting on items 1-59, 61-78*)
Catherine M. Doyle (*voting on items 1-69, 72-78*)
Roy B. Nabors (*voting on items 1-78*)

Alt. Board Members: Georgia M. Cameron (*not voting*)
Donald Jackson (*voting on items 60, 64, 65, 70, 71*)

START TIME: 2:05 p.m. End Time: 8:35 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	22881 Special Use	The Guest House of Milwaukee, Inc. Holly Gardenier, Exec. Director; Property Owner Request to occupy the premises as a Community Based Residential Facility (CBRF) for 20 occupants.	2225-29 N. 35th St. 17th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	23134 Change of Operator	Gurinder S. Nagra, Lessee Request to continue occupying the premises as a motor vehicle pumping station.	4295 N. Teutonia Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the item. Seconded by Catherine Dolye.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	22994 Special Use	Unity in Christ H.C.O.D. Dr. Curtis Robinson; Lessee Request to occupy the premises as a church.	7120 W. Fond du Lac Av. A/K/A 7108-20 W. Fond du Lac 2nd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the item. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	23084 Extension of Time Granted	Ebrahim Jaber, Property Owner Request to comply with the conditions of case No. 21378.	6000 W. Villard Av. A/K/A 6006 W. Villard Ave. 2nd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	23120 Change of Operator	Gwendolyn Jackson, Lessee Request to continue occupying the premises as a day care facility for 18 children, ages infant to 5 years, from 6:00 AM to 9:00 PM.	6411 W. Burleigh St. 2nd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	22820 Dimensional Variance Dismissed	Friends of Villa Terrace Arts Museum Property Owner Request to erect a ground sign of 32 sq. ft. on the premises.	2220 N. Terrace Av. 3rd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	22923 Use Variance	Jay Curtiss System Parking, Inc.; Lessee Request to occupy the premises as a commercial parking lot. Action: Dismissed Motion: Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	2419 E. Kenwood Bl. 3rd Dist.
8	23124 Change of Operator	Bruce Williams, Lessee Request to continue occupying the premises as a day care center for 50 children, ages 6 wks. - 12 yrs., from 6 a.m. to 5 p.m. Action: Granted Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	3306 W. Highland Av. 4th Dist.
9	22886 Use Variance	Jeffery S. Katz Request to occupy the premises as a metal processing and recycling (junkyard) facility, with outdoor storage. Action: Adjourned Motion: Roy Nabors moved to adjourn the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	8300 W. Florist Av. 5th Dist.
10	23119 Dimensional Variance	Nate Gardiner, Property Owner Request to construct a single family dwelling unit on the premises. Action: Dismissed Motion: Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	1015 E. North Av. 6th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	23066 Special Use Dismissed	Voicestream Wireless Com., Lessee Request to construct a cellular antenna tower on the premises.	5748 W. Clinton Av. 9th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
12	23125 Extension of Time	Ebenezer Evangelical Free Church Property Owner Request to comply with the conditions of case No. 22609.	3102 S. 43rd St. A/K/A 4219 W. Oklahoma 11th Dist.
	Action:		
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
13	23101 Special Use Dismissed	Ana R. Lynch, Maria Avila and Maria Montoine, Property Owner Request to occupy the premises as a rooming house.	1134 S. 14th St. A/K/A 1338 W Scott 12th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
14	23154 Extension of Time	United Community Center (UCC) Property Owner Request to comply with the conditions of case No. 22469.	738 W. Washington St. 12th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	23093 Use Variance	Yahya Suleman d/b/a Pantry 2000; Lessee Request to occupy the premises as a retail convenience store.	422 E. Lincoln Av. 14th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
16	23089 Special Use	Community Financial, Lessee Request to occupy the premises as a currency exchange facility.	10400 W. Silver Spring Dr. 15th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there are no exterior banners or signs except those previously approved. 5. That landscaping and screening plans are submitted which meet the intent of s.295-75. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	23116 Special Use	Carisch, Inc., Prospective Buyer Request to revise the entrance of the existing type 'B' restaurant and conduct other exterior modifications.	11231 W. Silver Spring Dr. 15th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of time commencing with the date hereof, and expiring March 1, 2009.	
18	23092 Use Variance	Maureen Bohorfoush, Prospective Buyer Request to occupy the premises as a deli/coffee shop.	4101 W. Highland Bl. A/K/A 4110 W. Martin Dr. 16th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing date.	

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19	23096 Special Use	Troy Withington, Property Owner Request to occupy the premises as catering facility.	3234 W. Greenfield Av. 16th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
20	23108 Special Use	Steve Sazama, Property Owner Request to construct an addition to the existing type 'A' restaurant and tavern.	5539 W. State St. 16th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans for the parking areas are submitted which meet the intent of s.295-75. 5. That site illumination is controlled to prevent glare onto adjacent streets and residences. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	23050 Special Use	University Investments 2000, LLC John Kostecki; Property Owner Request to occupy the premises as a rooming house for 16 roomers. Action: Granted 10 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the paved parking area is enlarged to accommodate additional vehicles, as described on the Parking Plan dated July 5, 2000. 5. That a revised site plan indicating the required 5' landscaping buffer along W. Kilbourn Ave. is submitted within thirty (30) days. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	853 N. 17th St. 17th Dist.
22	23085 Special Use	Save The Little Children Christian Care Myron Patterson and Muriel Patterson; Lessee Request to occupy the premises as a day care center for 102 children, ages 2 - 12 yrs., from 6 a.m. to 6 p.m. Action: Adjourned Motion: This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing date.	4828 W. Lisbon Av. 17th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	23112 Special Use	<p>Elvis and Marie Gordon, Property Owner</p> <p>Request to occupy the premises as a motor vehicle pumping station and convenience store with the gas pumps available through pay-at-the-pump 24 hrs. per day.</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the site plan is revised to show only one driveway on West North Avenue. 5. That revised plans addressing design and site related concerns must be submitted to and approved by the Department of City Development prior to the issuance of any permits. 6. That site illumination is controlled to prevent glare onto adjacent streets and residences. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	3708 W. North Av. 17th Dist.
24	23067 Special Use	<p>Voice Stream, Lessee</p> <p>Request to construct a transmission tower on the premises.</p> <p>Action: Adjourned</p> <p>Motion: This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing date.</p>	3341 W. Hopkins St. 1st Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	23080 Use Variance	Jack L. Marcus, Property Owner Request to construct a loading dock addition at the Northeast corner of the existing warehouse.	5300 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of DCD and will be rescheduled at the next available hearing date.	
26	23132 Special Use	Ronald Cook C-B Management; Lessee Request to continue occupying the premises as a second hand sales facility.	2430 N. Murray Av. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

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27	22816 Dimensional Variance	Robert Travis, Property Owner Request to construct a garage on the premises.	2710 E. Belleview Pl. 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
28	23098 Dimensional Variance	Tim Olson, Property Owner Request to construct a detached garage in the side setback.	2263 N. Lake Dr. 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	

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29	23107 Dimensional Variance	Phoenix Bldg. Partnership, Property Owner Request to construct a fence along the street lot line of the existing parking lot.	219 N. Milwaukee St. 4th Dist.
	Action:		
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the petitioner build in accordance with plans submitted.</p> <p>4. That this Variance is granted to run with the land.</p>	
30	23144 Special Use	Riverfront Plaza Joint Venture Hoffman Management Co.; Owner Request to occupy a portion of building with a school (college).	1110 N. 3rd St. A/K/A 1104-22 N 3rd 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	23095 Special Use	Milwaukee City Center, LLC c/o The Marcus Corporation; Buyer Request to construct an 8 level parking structure without the full requirement for 1st floor commercial uses.	518 W. Michigan St. A/K/A 509-25 W. Wisconsin 4th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the card dispenser be relocated westerly to allow at least two cars to queue on private property. 5. That the developer/architect work with DPW's Street Lighting Engineer and Forester to determine the proper locations for street trees and lights. 6. That the proposed alley and street vacations are approved. 7. That the appellant agrees to continue to work with Department of City Development staff on any site or design related details. 8. That this Special Use is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	23102 Dimensional Variance	City of Milwaukee, Pabst Theater Property Owner Request to construct an addition to the existing structure without the required front, side and rear setbacks.	144 E. Wells St. A/K/A 108-44 E. Wells St. 4th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
33	23133 Dimensional Variance	Madison University High School Property Owner Request to construct a 24 sq. ft. sign on the premises, which is in excess of the 17.5 sq. ft. permitted.	8135 W. Florist Av. 5th Dist.
	Action:	Adjourned	

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34	23036 Special Use	Riverwest Community Church Property Owner	2767 N. Holton St. 6th Dist.
		Request to occupy the premises as a day care center for 80 children, ages infant to 6 yrs., from 6 a.m. to 6 p.m.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the operator obtains an occupancy permit and complies with all State requirements for day care centers. 5. That the gravel parking lot adjacent to the site is paved as required by City Ordinance. 6. That signage is limited to a maximum of 17½ square feet. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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35	23099 Dimensional Variance	Harambee School Development Corporation, Property Owner Request to construct an addition to the existing school.	110 W. Burleigh St. A/K/A 3145 N. 1st St. 6th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the two unused driveways on North 1st Street are closed and restored with curb and gutter. 5. That the applicant continues to work with the Department of City Development design review staff on the final details of the drawings. 6. That this Variance is granted to run with the land. 	
36	23100 Special Use	Hannah's Development and Learning Cnt. Carla Perkins; Property Owner Request to continue occupying the premises as a day care center with an increase from 30 to 50 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m.	412 E. Burleigh St. 6th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of time commencing with the date hereof and expiring on May 5, 2008. 	

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37	23109 Dimensional Variance	Timothy Dixon, Property Owner Request to construct a detached garage in the east side yard of the premises.	215 E. Vine St. 6th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
38	23105 Use Variance	Leonid Khodos, Prospective Buyer Request to continue occupying the premises as a salvage yard.	3015 W. Center St. A/K/A 2671-79 N. 30th St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all the conditions of Case No. 20050 are maintained. 5. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	23083 Special Use	Siva Truck Leasing Debbie Schlagenhauf; Property Owner Request to construct an addition to the existing truck repair facility. Action: Granted 10 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no disabled or unlicensed vehicles or parts are stored outside. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	2301 W. St. Paul Av. 8th Dist.
40	23087 Use Variance	Sycamore Hills Management Corp. Jerry D. Roll; Lessee Request to continue occupying the premises as a veterinary clinic. Action: Granted 10 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	8052 N. 76th St. A/K/A 8042-82 N. 76th St. 9th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	23079 Dimensional Variance	Milwaukee SMSA Limited Partnership James H. Gormley; Lessee Request to construct an equipment shelter without the required landscaping.	3204 N. 32nd St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	
42	23121 Dimensional Variance	Katie Shaurette, Property Owner Request to construct a detached garage on the premises.	3422 N. Teutonia Av. 10th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	23123 Dimensional Variance	Fairview Elementary School, Owner Request to construct a ground sign on the premises.	6500 W. Kinnickinnic River Pk. 11th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	22981 Special Use	Lincoln State Bank; Property Owner Robert Blonski Request to continue occupying the premises as a bank with the addition of a drive-thru facility and an expansion of parking on S. 13th St.	2266 S. 13th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the alley vacation and dedication are approved.</p> <p>5. That site illumination is controlled to prevent glare onto adjacent streets and residences.</p> <p>6. That the pedestrian walkway from West Lincoln Avenue is constructed of concrete, not the stripped asphalt as proposed.</p> <p>7. That the appellant receives approval from the City Forester for any plantings in the public right of way.</p> <p>8. That the appellant accomplishes the alley vacation and construction of the new alley as proposed.</p> <p>9. That a landscaping and screening plan meeting the full intent of s.295-75 is submitted to and approved by the Department of City Development-Planning Administration within thirty (30) days. A copy of the approved plan must then be submitted to the Board office.</p> <p>10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	23097 Use Variance	Virgil Moldanado, Property Owner Request to occupy the premises as a type 'A' restaurant with catering.	2079 S. 13th St. A/K/A 2075-2079 S. 13th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. Storefront windows are restored to clear glass and are maintained in a neat and attractive manner. 5. Signage is limited to a maximum of 17.5 square feet. 6. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	
46	23090 Dimensional Variance	Dan and Mary Rieck, Property Owner Request to construct an addition to the existing attached two car garage.	2405 W. Clayton Crest Av. 13th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	23088 Dimensional Variance	Paul Wisniewski, Property Owner Request to construct a detached garage in the rear of premises.	3214 S. Indiana Av. 14th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
48	23103 Dimensional Variance	Susan and John Saller, Property Owner Request to construct a detached garage on the premises in excess of 17 ft. in height.	2791 S. Superior St. 14th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	23114 Dimensional Variance	Voicestream Wireless; Lessee Jeff Fowle Request to construct a 110 ft. tower on the premises.	1500 E. Manitoba St. A/K/A 1532 E. Oklahoma Ave. 14th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
50	23005 Dimensional Variance	True Rock Church of God In Christ Congregation Pastor Earnest Franklin, Jr. Request to construct and occupy the premises as a church without the total number of parking spaces required by code.	9214 W. Silver Spring Dr. 15th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
51	23081 Dimensional Variance	Janet F. Breitbach, Property Owner Request to construct a garage addition with a rebuilt porch at the front of the existing dwelling unit.	7809 W. Mount Vernon Av. 16th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
52	23026 Special Use	Jennifer Kozinski, Prospective Buyer Request to occupy the premises as a non-alcoholic dance club (recreation facility).	4413 W. Lisbon Av. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the petitioners request and will be rescheduled at the next available hearing date.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	23082 Appeal of an Order	Timotheus Boone, Property Owner Request to appeal an order of the Department of Neighborhood Services inspector determining the use in the basement to be a contractor's shop.	3948 N. 17th St. 1st Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to reverse the order of the Building Inspector. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 1 Nays, 1 - C. Zetley Abstained.	
54	23027 Special Use	Green Bay Ave. Child Care Linda K. Griffin; Property Owner Request to occupy the premises as a day care center for 20 children, ages 6 wks.-12 yrs., from 6 a.m. to 6 p.m. (1st shift).	4691 N. Green Bay Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. The operator complies with the State commercial code for day care centers. 5. That the appellant amend the plan of operation to limit the hours of operation for the day care center to 6:00 A.M. to 6:00 P.M. Monday through Friday. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	23104 Use Variance	Ray Fitzgerald, Property Owner Request to occupy a portion of the premises as a hair salon.	4145 N. 73rd St. 2nd Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
56	23051 Special Use	Living Water Church, Prospective Buyer Request to occupy the premises as a church.	6450 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
57	22992 Special Use	The Mission of the Harvest Church of God; John C. Pittman; Prospective Buyer Request to occupy the premises as a church.	6519 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
58	23035 Special Use	Gurmukh Singh, Lessee Request to continue occupying the premises as a gas station, car wash, and convenience store.	6530-46 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	23106 Special Use	Ilias Demolas, Lessee Request to construct a free standing ground sign on the premises.	1014 N. Van Buren St. A/K/A 1008-10 N. Van Buren St. 4th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
60	23070 Special Use	Lakeshore Medical Clinic, LTD, Lessee Request to occupy the premises as a nursing home, elderly housing and health clinic.	1410 N. Prospect Av. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	Scott Winkler recused. 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
61	23077 Special Use	Teen Challenge- International- Milwaukee, Prospective Buyer Request to occupy the premises as a rooming house for 18 people (16 clients & 2 staff).	5319 N. 91st St. 5th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	23046 Special Use	Harris Automotive, Auto Service Center Michael Harris; Prospective Buyer	1631 N. 4th St. 6th Dist.
		Request to occupy the premises as a motor vehicle repair facility with tire sales, service and a hand car wash.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of auto parts, junk autos or tires. 5. That landscaping and screening plans are submitted which meet the intent of s.295-75. 6. That no disabled or unlicensed vehicles or parts are stored outside. 7. That all repair work and car wash activities are conducted inside of the buildings. 8. That all wastewater from the car wash is disposed of properly. 9. That no occupancy permit is issued until the applicant complies with all of the conditions of this approval and any outstanding building code violations. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	23091 Special Use	Clyde E. Kimbrough, Lessee Request to occupy the premises as a type 'A' restaurant and tavern.	2679 N. 30th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the parking area along the south side of the building must be paved as required by City Ordinance. 5. That documentation of the availability of the area to the south of the building for parking must be submitted. 6. That any area used for parking must be paved per City Code. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	23043 Use Variance	Lisbon Loans and Financing Co., Inc. Lessee Request to occupy the premises as a pawn shop. Action: Granted Motion: C. Zetley recused. Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 Abstain - S. Winkler Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no exterior banners or signs except those previously approved exist on site. 5. That this Variance is granted for a period of time commencing with the date hereof, and expiring on May 9, 2005.	5423 W. Lisbon Av. A/K/A 5421-23 W. Lisbon Ave. 7th Dist.
65	23057 Use Variance	Lisbon Loans and Finance Company, Inc. Prospective Buyer Request to occupy the premises as a pawn shop. Action: Adjourned Motion: C. Zetley recused. Roy Nabors moved to adjourn the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 Abstain - S. Winkler.	5330 W. Lisbon Av. 7th Dist.
66	23126 Special Use	Shaw's Child Care Ctr. Lawanda Shaw; Lessee Request to occupy the premises as a day care center for 12 children, ages infant to 12 yrs., from 6 a.m. to 6 p.m. Action: Dismissed Motion: Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C.Zetley Abstained.	4705-21 W. Burleigh St. 7th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
67	22974 Special Use	Pop's and Son's Tire Keith O. Wright; Lessee	5616 W. Lisbon Av. 7th Dist.
		Request to occupy the premises as a motor vehicle repair facility (tire sales and repair).	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage of auto parts, tires, junk or inoperable vehicles.</p> <p>5. That all previous BOZA conditions (including landscaping, dumpster screening and parking delineation) are complied with prior to the issuance of an occupancy permit.</p> <p>6. That permits are obtained for outdoor tire storage trailers.</p> <p>7. That no traffic may enter or exit the site through the residential portion of the alley to the north.</p> <p>8. That no vehicles may be stored or worked upon in the public right-of-way.</p> <p>9. That the use be approved for a short period of time so that DPW can review the operations.</p> <p>10. That landscaping and screening is provided along West Lisbon Avenue, which meets the intent of s.295-75.</p> <p>11. That no disabled or unlicensed vehicles are stored outside.</p> <p>12. That no tires or other parts are stored outside.</p> <p>13. That all repair work is conducted inside of the building.</p> <p>14. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	22921 Dimensional Variance	Donald S. Constantineau, Property Owner Request to convert the existing office space into a 3rd dwelling unit.	2916 W. Forest Home Av. 8th Dist.
	Action:	Denied	
	Motion:	Roy Nabors moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
69	22896 Special Use	Ramon Arteaga, Property Owner Request to continue occupying the premises as a motor vehicle repair facility.	1601 W. Becher St. 8th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That vehicles are stored in such a manner so as not to block free movement of customers through the driveways. 5. That the curb and gutter at the closed driveway on S. 16th Street be restored. 6. That all previous conditions must be complied with. 7. That no vehicles associated with this use be parked or stored in the public right of way. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	23094 Special Use	Payday Loan Store of Wisconsin, Inc. Lessee Request to occupy the premises as a financial office.	6930 N. Teutonia Av. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	Catherine Doyle recused. 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no exterior banners or signs are erected except those previously approved. 5. That landscaping and screening meets the intent of s.295-75. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That the property be recorded with the Department of Neighborhood Services. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
71	22918 Dimensional Variance	Damaund, Evelyn, and Robert Smith Property Owner Request to occupy the premises as a Community Based Residential facility (CBRF) for 8 adults.	3412 W. Rohr Av. 9th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle recused. Scott Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 1 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
72	23061 Special Use	Juan M. Sanchez, Property Owner Request to occupy the premises as a check cashing facility.	1636 W. Forest Home Av. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there are no exterior banners or signs except those previously approved. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
73	23049 Special Use	La Causa, Inc. Property Owner Request to occupy the premises as a social service facility (supervised visitation center for parents and children).	739 W. Greenfield Av. A/K/A 735-39 W. Greenfield Ave. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use does no constitute an approval for improvements to be made at 1414 S. 8th St. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
74	23058 Use Variance	United Community Center Attn: Dr. Walter Sava; Prospective Buyer	622 W. Washington St. 12th Dist.
		Request to construct a parking lot on the premises.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetly Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That landscaping and screening plans are upgraded to meet the intent of city code.</p> <p>5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
75	23078 Use Variance	United Community Center Dr. Walter Sava; Prospective Buyer Request to occupy the premises as a parking lot. Action: Granted 10 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans are upgraded to meet the intent of city code. 5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	828 S. 9th St. 12th Dist.
76	22944 Special Use	Amoco Gasoline Services Makbul Sajan; Lessee Request to occupy the premises as a motor vehicle pumping station and convenience store open 24 hours per day. Action: Adjourned	3432 W. Silver Spring Dr. 9th Dist.
77	23006 Special Use	Sound on Wheels Mohammed Mahmond; Lessee Request to construct a garage on the premises and occupy the premises as a motor vehicle repair facility (installation of car electronics). Action: Dismissed Motion: Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	3165 S. 27th St. 8th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
78	22808 Special Use	Daniel J. Katz, Property Owner Request to continue occupying the premises as a rooming house for 60 occupants.	2537 N. Farwell Av. 3rd Dist.
	Action:	Adjourned	

Other Business:

The Board set the next meeting for September 21, 2000

Board member Henry Szymanski moved to adjourn the meeting at 8:35 p.m.. Seconded by Board member Scott Winkler. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board